

NATIONAL CAPITAL PLANNING COMMISSION

NCPC QUARTERLY

REVIEW OF COMMISSION PROCEEDINGS FALL, 1984

1325 G Street, Washington, D.C. (202) 724-0174 Oct., Nov., Dec.

The Quarterly Review provides interested individuals, organizations and agencies with a summary of Commission actions and information related to growth, change and development in the National Capital Region. An index covering each series of four issues is included at the end of every calendar year. The Quarterly Review does not constitute an official record of Commission actions.

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FEDERAL PLANNING ACTIVITIES

Comprehensive Planning

This quarter the Commission adopted the Visitors to the National Capital element of the Comprehensive Plan for the National Capital, the last of the eight major Federal elements of this plan.

Visitors and tourists have a powerful impact on the Washington area's economy, transportation system, cultural events, park system, federal facilities and local activities. Tourism is among the top three industries in 36 states. In the National Capital Region it

is the second largest economic generator, the first being Federal employment. An estimated 17 to 20 million persons annually visit our National Capital.

In light of this significant influx of visitors, the newly adopted element provides planning policies for Federal visitor facilities, attractions, events, programs and services in the National Capital Region. These policies deal with visitor information; visitor transportation, circulation and parking, including fringe parking areas; programs and events for visitors; and visitor services. Specific proposals range from new electronic information systems to additional indoor

and outdoor visitor food services. Also addressed are Federal interests in non-Federal visitor facilities.

The Commission also published a planning report containing background information used to prepare the element, and adopted related implementation proposals which specify how the policies should be carried out.

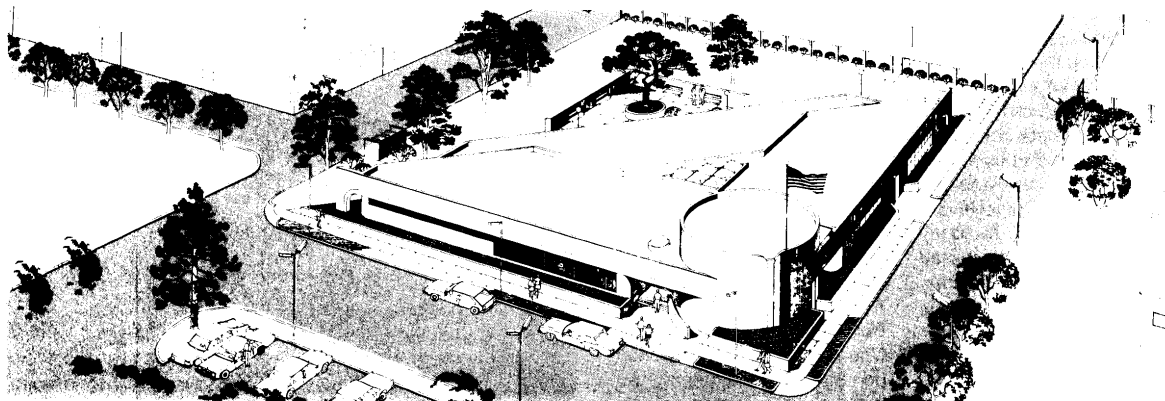
Project Planning

Department of Defense

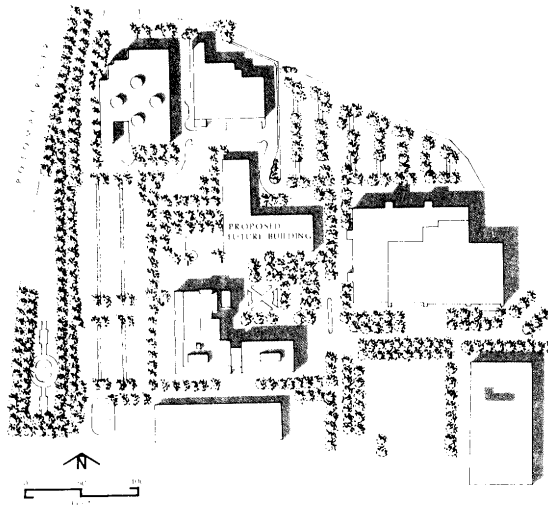
ANDREWS AIR FORCE BASE: Approval was given by the Commission to preliminary site and building plans for the

District of Columbia Air National Guard Squadron Operations Center at Andrews Air Force Base located in Camp Springs, Maryland. The Commission recommended that the Department of the Air Force, in the preparation of final site and building plans, provide for increased tree planting in those areas of the site visible from Menoher Drive. The plans are consistent with the approved master plan for Andrews which was previously reviewed by local officials.

NAVAL RESEARCH LABORATORY: Favorable comments were made by the Commission on the revised sub-area plan for the North Area



Sketch of the proposed District of Columbia Air National Guard Squadron Operations Center at Andrews Air Force Base Camp Springs, Maryland



Naval Research Laboratory, North Area site development plan, S.E., District of Columbia

and the final site plans for the Electro-Optics Research Laboratory and the Mission Operations Support Center at the Naval Research Laboratory located in the Southwest part of the District of Columbia. Last quarter the Commission commented favorably on the subarea plan for the North Area but excepted from those favorable comments the distribution and configuration of the parking and open space areas. The Commission, in that earlier action, requested that the Department of the Navy revise and resubmit the parking and open space layout, providing new configurations to achieve as generous an open space border along the shoreline as possible, consistent with the Parks, Open Space and Natural Features element of the Comprehensive Plan for the National Capital. The new configurations provide for a 175-foot open space buffer along the majority of the shoreline, except that portion of the shoreline that is adjacent to the Mission Operations Support Center. This portion tapers to

approximately 65 feet wide at its narrowest point and is generously planted.

In its earlier action, in the last quarter, the Commission had also commented favorably on building plans for the Electro-Optics Research Laboratory and the Mission Operations Support Center but had requested that the site plans for these laboratories be revised in conjunction with revisions to the overall parking and open space layout of the North Area. These concerns were accommodated in the revised site plans.

General Services Administration

EXCESS REAL PROPERTY: The Commission commented to the General Services Administration on the notice of availability of excess real property (3.52 acres) on Georgia Avenue at Andrews Air Force Base in Prince George's County. It indicated that it has no interest in acquiring the property. In a related recommendation the Commission

requested that the Air Force, in its current updating of the base master plan, adjust the boundaries to reflect deletion of the land that has been excessed. The Air Force was also requested to identify any other lands that are being considered to be excessed so that possible impacts on the base can be reviewed.

Local officials reviewed the excessing notice and indicated that they have no objection to the proposed excessing.

HEADQUARTERS OFFICE

BUILDING: Approval was given by the Commission to the location and program for automatic bank teller machines to be located at the GSA Headquarters Building, 18th and F Street, N.W., and adjacent to the 7th Street main entrance of the General Services Administration (GSA) Regional Office Building at 7th and D Streets, S.W. This action will provide for a GSA pilot program to lease space in its headquarters and regional office buildings for placement of automatic teller machines. These machines would be accessible to the general public 24 hours a day.

Department of Health and Human Services

NATIONAL INSTITUTES OF HEALTH: This quarter the Commission approved preliminary and final site and building plans for an 11,000 square foot vertical addition to Building 6A at the National Institutes of Child Health and Human Development located in Bethesda, Maryland. The Proposal is in conformance with the revised master plan for the facility which was previously reviewed by local officials.

Department of the Interior

ANACOSTIA PARK: In a report to the National Park Service and Washington Metropolitan Area Transit Authority, the Commission approved several development concepts for the Poplar Point/Anacostia Metro Station Subarea of Anacostia Park, East Bank. These concepts include: designation of the majority of the parkland as "meadow sports areas"; creation of a principal new access road spine through the site; redesignation of Anacostia Drive as a pedestrian/bicycle/service access facility; and



Temporary buildings located at the Poplar Point/Anacostia Metro Station to be removed as result of plan

provision of a secondary access road into the site from Howard Road. Other concepts approved include: removal of the temporary buildings previously occupied by the Defense Intelligence School with the long-term objective of restoring the area to recreation use, and provision of a "park activity node" in the vicinity of Good Hope Road.

Commission approval was given to the location of the Metro station parking garage

and the general location of the Metro station surface facilities, including bus loading, kiss and ride parking, and temporary surface parking areas.

The Commission requested that when the Park Service prepares a revised and more detailed subarea plan, it take into account a series of concerns expressed by the Commission. These include the need to: incorporate a major coordinated landscape theme; replace the existing levee with

a natural form landscape earth berm; coordinate with the D.C. Government and WMATA in shifting southward a portion of the proposed principal access road west of the Metro station; and provide for a concept for treatment of the waterfront pedestrian/bicycle/service access facility along existing Anacostia Drive. Other concerns expressed by the Commission relate to improving pedestrian crossings, removal of non-recreational uses, improving the appearance of park head-

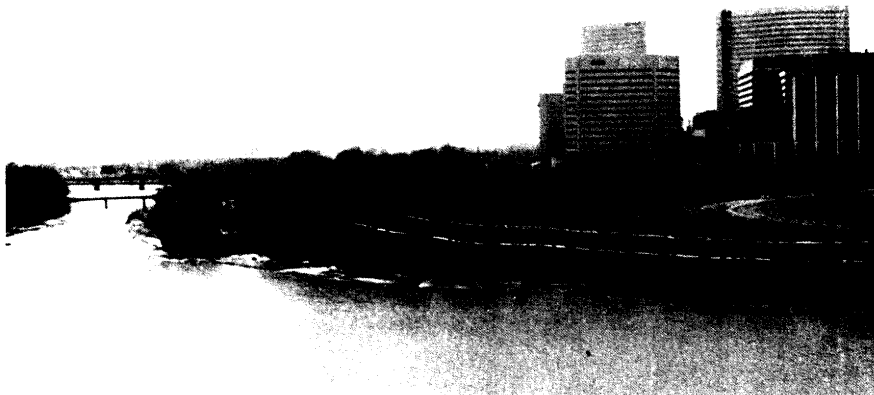
quarters and police activities, enhancing the pedestrian environment along the Good Hope Road entrance to the site, realignment of the secondary access road, restoration of the entrance into the subarea from the southbound ramp of the Frederick Douglass Memorial Bridge, and expansion of subarea boundaries.

Also this quarter the Commission approved the preliminary site development plan for the primary road system, parking lots, parking garage, and associated site development for the Anacostia Metro Station to be located in the park. In the preparation of the final site development plan, the Park Service was requested to coordinate with the D.C. Government and WMATA in making recommended road system alignment and landscaping changes to the plan.



Recent photograph of East Executive Avenue adjoining White House, looking north

EAST EXECUTIVE AVENUE: This quarter the Commission approved preliminary site and building plans for White House pedestrian improvements to East Executive Avenue. These improvements are planned in conjunction with the permanent closing of the street.



Photograph of site of pedestrian/bikeway proposed along and over the George Washington Memorial Parkway, Arlington, Virginia

GEORGE WASHINGTON MEMORIAL PARKWAY: The Commission approved the final site development plan for the pedestrian/bike way in the vicinity of Theodore Roosevelt Bridge. This final plan was responsive to Commission recommendations on the preliminary plans. Although the landscaping for the Theodore Roosevelt Island parking lots and the extension of the trail to the Mount Vernon Memorial Parkway were not shown in that submission, the Park Service staff has indicated that they will be addressed by later landscape

and development plans for this area.

The final bridge design and alignment will result in a lighter and lower structure than shown in the preliminary plan. The sleek metal undercarriage of the bridge and its clean interfacing with the concrete side panels and piers will have a graceful appearance from the parkway and adjacent area. Natural colors will be used for the bridge materials. So that the bridge will not divert attention from the magnificent views of Georgetown and the Potomac River vicinity, the Commission urged that the final colors selected be subdued, relatively dark tones that will blend well with the surrounding scenery.

Smithsonian Institution

NATIONAL ZOOLOGICAL PARK: Approval was given by

the Commission to preliminary and final site and building plans for improvements to Olmsted Walk, Phase I. Preliminary site and building plans were also approved for the proposed Gibbon exhibit. These proposals are consistent with the approved master plan.

Department of State

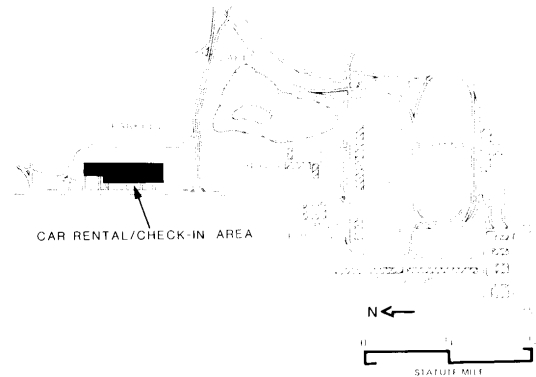
INTERNATIONAL CENTER: Pursuant to the International Center Act, the Commission approved the revised Phase I final site development plan for the Open Space Buffer Area along Tilden Street and Reno Road at the International Center located at Connecticut Avenue and Van Ness Street, N.W. The revised plan involves adjusting the location of a sidewalk, regrading and relandscaping in the area between the Chancery of Kuwait and the new Intelsat Headquarters Building.

Department of Transportation

WASHINGTON DULLES INTERNATIONAL AIRPORT: Preliminary site and building plans were approved by the Commission for the National Car Rental Administration and Check-in Building and Service Facility at Dulles Airport. As a part of its approval, the Commission recommended to the

Federal Aviation Administration (FAA) that the final site and building plans for the project provide a significant increase in the planting of evergreen and deciduous trees as part of a unified landscaping concept.

In a related recommendation, the Commission requested that the FAA provide a sub-area plan for the entire car



Location of the proposed National Car Rental Administration and Check-in Area at Dulles Airport.



Part of Olmsted Walk in front of the Small Mammals Building at the National Zoo

rental area on North Service Road. This plan should include building setback lines, a unified landscape scheme, design guidelines for building scale, color, material and signage, and the proposed routing of shuttle buses servicing the facilities.

U.S. Postal Service

LARGO MAILBAG DEPOSITORY FACILITY: The Commission approved preliminary and final site and building plans for a Temporary Second Class Processing Center at the Mailbag Depository Facility located in Largo, Maryland. The existing Mail Bag Depository will be utilized as an interim second class facility until the new Washington, D.C. General Mail Facility on Brentwood Road, N.E. is operational. This temporary facility will be used for accepting, processing and dispatching the increased volume of surface preferential mail for zip code areas 200 through 248. The present Mail Bag Depository operation will temporarily be moved to a leased facility on McCormick Drive in the vicinity of Route 202.

UPPER MARLBORO MAIN POST OFFICE: This quarter

Commission approval was given to the location and program for the Upper Marlboro facility to be located in Prince Georges County, Maryland. Commission approval was given with the proviso that the U.S. Postal Service either acquire the abutting Tickles property on the southeast or reduce the proposed program. The Commission also requested the Postal Service to coordinate its further planning with the Prince George's County Government, provide a landscape plan and reduce the amount of paved area on the site.

Washington Metropolitan Area Transit Authority

GREENBELT ROUTE: The Commission took three actions related to the Greenbelt Route and Fort Totten Station. First, it approved the revised Adopted Regional System alignment for the portion of the Greenbelt (E) Route between Fort Totten Drive and the District of Columbia/Maryland boundary. Second, it requested that WMATA continue to coordinate with the National Park Service on the plans for the Fort Totten Station and related access and transit facilities, and in the

geometric design of the revised alignment. This coordination is intended to minimize impacts on Fort Totten Park and the Fort Circle Park System.

Finally, the Commission recommended that WMATA restudy the location of the portal near the District/Maryland boundary to minimize impacts on parkland. The location should accommodate the possible future continuation of Eastern Avenue and a continuous pedestrian/bicycle trail linking this segment with other segments of the Fort Circle Park System.

METROBUS GARAGE: Approval was given by the Commission to the location and program for the Southeastern Division Metrobus Garage to be located at First, Second, Q and T Streets, S.W. As a part of its action, the Commission requested that the Transit Authority coordinate with the Department of the Army and other interested and affected agencies during the design of the garage. This coordination should result in the implementation of mitigation measures proposed by the authority, including measures for minimizing impacts on the adjacent Fort McNair complex.

Proposed to be constructed on a site 9 acres in size, the new garage would be a modern safe facility which would contribute to improving the operational efficiency of the regional Metrobus garage system. Existing land uses on the site are industrial in character, although the bulk of the land is free of manmade structures and used for open storage.

REVIEW OF LOCAL AND REGIONAL PLANNING

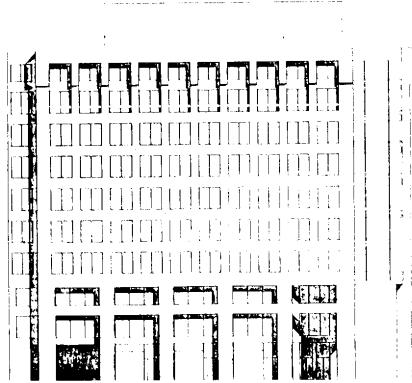
District of Columbia Projects and Programs

STREET AND ALLEY CLOSINGS: In reporting to the Council of the District of Columbia, the Commission stated that the following proposed closings will not have a negative impact on the functions of the Federal establishment or other Federal interests in the National Capital Region: portion of Porter Street, N.W., between Quebec Street and Williamsburg Lane; and public alley in Square 277, 13th and R Streets N.W.

ZONING REFERRALS: Pursuant to Section 5 of the Act of June 20, 1938, as amended by the District of Columbia Self-Government and Governmental Reorganization Act, the Commission reported to the Zoning Commission for the District of Columbia that the following will not have an adverse impact on the functions of the Federal establishment or other Federal interests in the National Capital and would not be inconsistent with the Comprehensive Plan for the National Capital: a proposed modification to consolidated planned unit development for Square 181, 16th, 17th, O and P Streets, N.W.; an application for modifica-



Photograph of a model depicting development of the Fort Totten Metro Station, N.E., Washington, D.C.



L Street elevation of the proposed LaFayette Centre at 20th and L Streets N.W.

tion to an approved planned unit development at 26th and K Streets, N.W.; and an application for consolidated approval of a planned unit development at 20th and L Streets N.W.

This quarter the Commission reviewed the Techworld application for preliminary or consolidated planned unit development and related Map amendment from C-3-C and

HR/C-3-C to C-4. The Techworld property is located in Squares 403 and 427 on the east and west side of 8th Street, N.W., between Eye and K Streets. The Commission authorized presentation to the Zoning Commission of a series of comments pursuant to Section 5 of the Act of June 20, 1938, as amended by the District of Columbia Self-Government and Governmental Reorganization Act.

The Commission found that the alternative design for the Techworld project was substantially changed in response to its concerns and those expressed by other public agencies improving the original design in several important respects. The Commission also found that Eighth Street, a special street, requires design treatment and control of the buildings along its length between the Old Central Library and Old Patent Office that promote superior design, symmetry and balance.

Other Commission findings on Techworld include:

1. Matter-of-right development at this important location would result in piecemeal development that lacks design control over an extended period of time, without consideration of the surrounding environment, including the many historic buildings, views and vistas, and elements of the L'Enfant Plan for the Federal City.

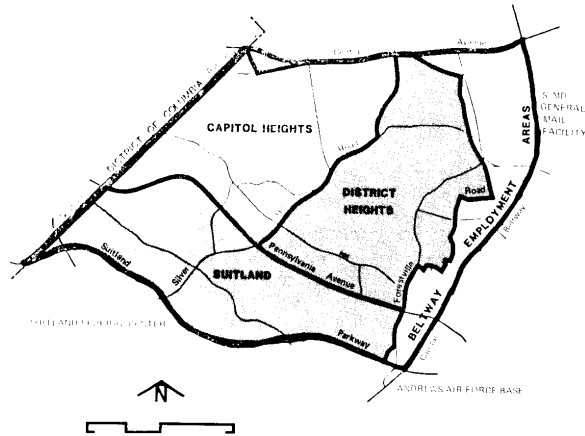
2. The development of Techworld affords the opportunity for the appropriate design and orderly development of the two city squares spanning Eighth Street and fronting to the south on Mount Vernon Square, major elements of the L'Enfant Plan.

3. The trademark functions proposed for the Techworld project are particularly appropriate adjacent to the D.C. Convention Center, enhancing and complementing its operation, and the continuous flow of exhibit/office space essential to the mart's functional and economic viability.

4. The Techworld project can make substantial beneficial contributions to the District of Columbia and to the National Capital, particularly in the areas of local jobs and revenue and in serving as a catalyst for the redevelopment of an important but long blighted and neglected part of the Downtown close to national historic landmarks and major elements of the L'Enfant Plan.



Existing vista on Eighth Street looking toward Mount Vernon Square, south of the Techworld Building site



Map showing the location of the Suitland-District Heights area

5. Design issues related to the impact of the alternate design for Techworld on Eighth Street and the narrowing and bridging of the street are capable of satisfactory resolution without comprising the essential integrity of the historic Eighth Street vista or of the Techworld design and its functional and economic viability.

The Commission stated that the D.C. Zoning Commission, acting through the Planned Unit Development process, is the appropriate vehicle to resolve all issues associated with the Techworld project. After weighing the important potential economic benefits to the city and the proximity of the project to the D.C. Convention Center, the Commis-

sion recommended that the Zoning Commission require appropriate height and bulk modifications in connection with approval of the application.

Finally, the Commission stated that it does not believe any narrowing of and bridging over Eighth Street in this instance, by itself, would or should constitute a precedent for other development proposed on other streets of the L'Enfant Plan or on any extension of a L'Enfant street in the District of Columbia.

The proposed Techworld development will have 1,030,000 square feet of office and display space, a 500,000 square foot hotel containing 950 rooms, and 45,000 square feet of retail space. This amounts to a gross floor area of approximately 1,575,000 square feet above ground with functional space of 100,000 square feet below ground and three levels of underground parking for 1300 vehicles. It is to be considered a single

building consisting of modular parts grouped around a central open court and interconnected above and below grade.

Maryland Projects and Programs

SUITLAND-DISTRICT HEIGHTS AND VICINITY: In a report to the Prince Georges County Council and Planning Board, the Commission stated that the preliminary Master Plan for the Suitland-District Heights and Vicinity will not have a negative impact on the Federal Establishment or other Federal interests in the National Capital Region. The Commission recommended that all proposed local transportation improvements affecting the Suitland Parkway be coordinated with the National Park Service. It also recommended the mitigation of any adverse impacts from the location, design, construction and operation of the rapid rail system on the Parkway.

OTHER COMMISSION ACTIVITIES

Schedule of 1985 Commission Meetings

THURSDAY, JANUARY 10	THURSDAY, APRIL 4	THURSDAY JUNE 27	THURSDAY, OCTOBER 3
THURSDAY, FEBRUARY 7	THURSDAY, MAY 2	THURSDAY, AUGUST 1	THURSDAY, NOVEMBER 7
THURSDAY, MARCH 7	THURSDAY, MAY 30	THURSDAY, SEPTEMBER 5	THURSDAY, DECEMBER 5

Delegated Actions of the Executive Director

■ Final Site and Building Plans

On behalf of the Commission the Executive Director approved final site and building plans for:

- Addition to Building 21 for Hazardous Waste Marshalling Facility, National Institutes of Health, Montgomery County
- Permanent Facility for Electronics Engineering Laboratory Systems Management Branch, U.S. Coast Guard Station, Alexandria

■ Findings of No Significant Impact

The Executive Director reported to the Commission that pursuant to the National Environmental Policy Act, the following actions would not significantly affect the quality of the human environment:

- Anacostia Park, East Bank-Poplar Point/Anacostia Metro Station Subarea - Primary Road System, Parking Lots, Parking Garage and Associated Site Development
- Fort Lincoln Urban Renewal Area - Plan Modification

NATIONAL CAPITAL PLANNING COMMISSION
WASHINGTON, D.C. 20576

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The Chairman of the National Capital Planning Commission has determined that the publication of this periodical is necessary in the transaction of the public business required by law of this Agency. Use of funds for printing this periodical has been approved by the Director of the Office of Management and Budget through June 30, 1988.